

**INVER GROVE HEIGHTS CITY COUNCIL MEETING
MONDAY, FEBRUARY 13, 2012 - 8150 BARBARA AVENUE**

CALL TO ORDER/ROLL CALL The City Council of Inver Grove Heights met in regular session on Monday, February 13, 2012, in the City Council Chambers. Mayor Tourville called the meeting to order at 7:00 p.m. Present were Council members Grannis, Madden, and Piekarski Krech; City Administrator Lynch, Assistant City Administrator Teppen, City Attorney Kuntz, Public Works Director Thureen, Parks & Recreation Director Carlson, Community Development Director Link, Police Chief Stanger, and Deputy Clerk Rheaume

3. PRESENTATIONS:

- A.** Presentation of the Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2010

Mr. Lynch presented the City with a certificate of achievement plaque for excellence in financial reporting in accordance with the Government Finance Officers Association's standards and requirements. He noted that this is the 26th consecutive year the City received the award and he commended the City Council, City department heads, and the entire finance staff for their contributions towards obtaining the award.

Mayor Tourville noted not every City receives the award and stated the Council was very proud of staff and the work that was done to earn the honor.

4. CONSENT AGENDA:

Councilmember Piekarski Krech removed Item 4A, Minutes of January 23, 2012 Regular Council Meeting, from the Consent Agenda.

Citizen Allan Cederberg requested that Item 4B, Disbursements for Period Ending February 7, 2012, Item 4L, Authorize Phase 1 Environmental Assessment of the Golf Course Property along T.H. 3 for T.H. 3 Turn Lanes at Autumn Way (City Project No. 2010-41), and Item 4S, Approve Agreement for Mechanical Engineering Services for the VMCC, be removed from the Consent Agenda.

Councilmember Madden removed Item 4C, Change Order No. 1 for City Project No. 2008-18, Public Safety Addition/City Hall Renovation Project – Dascom, and Item 4H, Acceptance of Amendment No. 2 to Proposal for Geotechnical Testing Services from American Engineering Testing for the 2012 Pavement Management Program, City Project No. 2012-09D Urban Street Reconstruction – 65th Street Area, from the Consent Agenda.

Mayor Tourville removed Item 4R, Set 2012-13 Ice Rates at the VMCC, from the Consent Agenda.

Citizen Craig Peterson removed Item 4CC, Award Custodial Services Contract, from the Consent Agenda.

- D.** Change Order No. 3 for City Project No. 2008-18, Public Safety Addition/City Hall Renovation Project – Tri Com Communications
- E.** Change Order No. 4 for City Project No. 2008-18, Public Safety Addition/City Hall Renovation Project – Tri Com Communications
- F.** Pay Voucher No. 7 for City Project No. 2011-09D, Urban Street Reconstruction, South Grove Area 6
- G.** Pay Voucher No. 8 for City Project No. 2008-18, Public Safety Addition/City Hall Renovation Project – Tri Com Communications
- I.** **Resolution No. 12-11** Authorizing the City to Enter into an Agreement with the Union Pacific Railroad for Improvements to the Existing Public Road and Regional Trail At-Grade Crossing for 66th Street East
- J.** Purchase of Eight-Inch Pressure Station from Northwestern Power Equipment Company

- K. Acceptance of Proposal from Scherff, Inc. for Demolition of Southern Water System Recirculation Pump Station
- M. **Resolution No. 12-13** requesting an Advancement of Municipal State Aid (MSA) Funding from the City's State Aid Construction Account for City Project No. 2012-09D, 65th Street
- N. **Resolution No. 12-14** Authorizing Preparation of a Phase 1 Environmental Assessment for the Site Acquisition for City Project No. 2011-02, Concord Bioretention Basin at 78th St. E.
- O. **Resolution No. 12-15** Authorizing Feasibility Report – 2012 Improvement Program, City Project No. 2011-15, Orchard Trail Improvements
- P. Approve the 2012 Seasonal/Temporary Compensation Plan
- Q. **Resolution No. 12-16** Approving 2012 Compensation for Non-Union Employees
- T. Approve 2012 Sentence to Serve Contract
- U. Amend Water Utility Fund 2012 Budget
- V. Approve Funding for Property Acquisition from the Park Acquisition and Development Fund
- W. **Resolution No. 12-17** Authorizing Participation in All Hazard Mitigation Planning Process
- X. Approve Individual Massage Therapist License – Lizabeth Bjerke
- Y. Approve Individual Massage Therapist License – Angela White
- Z. Schedule Public Hearing – 3.2 Off Sale Liquor License
- AA. Schedule Public Hearing – Temporary On-Sale Intoxicating Liquor License
- BB. Schedule Public Hearing – Pawnbroker's License
- DD. Approve Purchase of Custodial Equipment
- EE. Personnel Actions

Motion by Grannis, second by Piekarski Krech, to approve the Consent Agenda

Ayes: 4

Nays: 0 Motion carried.

A. Minutes – January 23, 2012 Regular Council Meeting

Councilmember Piekarski Krech explained she would abstain from the vote because she was absent from the meeting on January 23, 2012.

Motion by Grannis, second by Madden, to approve the Minutes of the January 23, 2012 Regular Council Meeting

Ayes: 3

Nays: 0

Abstain: 1 (Piekarski Krech) Motion carried.

B. Resolution Approving Disbursements for Period Ending February 7, 2012

Allan Cederberg, 1162 E. 82nd St., questioned if the individuals who prepared the disbursements for Council approval were Certified Public Accountants.

Mr. Lynch responded that both individuals were accountants for the City. He stated neither of them was a Certified Public Accountant, and clarified that they were not required to be.

Mr. Cederberg stated his understanding was that the City was required to have a CPA on staff.

Mr. Lynch clarified that the City was not required to have a CPA on staff. He explained that the former finance director was a CPA and the individual being recommended to fill that open position was also a

CPA. He stated that the City was required to hire a CPA firm to perform the annual audit and present the findings to the City Council.

Motion by Piekarski Krech, second by Grannis, to adopt Resolution No. 12-09 Approving Disbursements for Period Ending February 7, 2012

Ayes: 4

Nays: 0 Motion carried.

C. Change Order No. 1 for City Project No. 2008-18, Public Safety Addition/City Hall Renovation Project – Dascom

Councilmember Madden expressed concern with the number of change orders being brought to the Council. He questioned if something could be done differently from a process standpoint to reduce the amount of change orders that are needed for projects.

Ms. Teppen stated there were two change orders on the agenda pertaining to the same contractor and noted that Council previously approved two other change orders for the same contractor. She explained that several of the change orders were the result of owner-requested amendments to the contract to accommodate the network infrastructure during City staff's temporary occupation of the public safety building.

Councilmember Madden asked that everyone involved do everything possible to avoid change orders for projects.

Ms. Teppen agreed with Councilmember Madden's sentiments and explained some details were overlooked in this instance due to the complexity of the project.

Motion by Madden, second by Grannis, to approve Change Order No. 1 for City Project No. 2008-18, Public Safety Addition/City Hall Renovation Project – Dascom

Ayes: 4

Nays: 0 Motion carried.

H. Acceptance of Amendment No. 2 to Proposal for Geotechnical Testing Services from American Engineering Testing for the 2012 Pavement Management Program, City Project No. 2012-09D, Urban Street Reconstruction – 65th Street Area

Councilmember Madden stated he was extremely concerned about this item because of the large increase in the cost for the testing services. He questioned why there was such a drastic increase in the cost.

Mr. Thureen stated this item pertained to the proposed street reconstruction project on 65th Street. He explained that the initial sample borings revealed contaminated material along a segment of the street, prompting the first amendment for additional borings and a second phase of analysis. He stated the additional analysis identified the level of contamination in the area and allowed staff to quantify the amount of material needed to be disposed of. The development of a response action plan was recommended because of the level and type of contaminant. He noted the proposed alternative was the least expensive course of action to remediate the issue. He explained the second component of the project prompting an amendment to the original scope of services was the Council directed testing of two additional street segments for potential inclusion in the project.

Councilmember Madden appreciated the explanation and stated he understood changes that occurred due to unforeseen circumstances.

Motion by Madden, second by Grannis, to adopt Resolution No. 12-10 accepting Amendment No. 2 to Proposal for Geotechnical Testing Services from American Engineering Testing for the 2012 Pavement Management Program, City Project No. 2012-09D Urban Street Reconstruction – 65th Street Area

Ayes: 4

Nays: 0 Motion carried.

- L. Authorize Phase 1 Environmental Site Assessment of the Golf Course Property along T.H. 3 for T.H. 3 Turn Lanes at Autumn Way – City Project No. 2010-41

There were no questions regarding the item.

Motion by Madden, second by Grannis, to adopt Resolution No. 12-12 Authorizing Phase 1 Environmental Site Assessment of the Golf Course Property along T.H. 3 for T.H. 3 Turn Lanes at Autumn Way – City Project No. 2010-41

Ayes: 4

Nays: 0 Motion carried.

- R. Set 2012-13 Ice Rates at the VMCC

Mr. Carlson stated based on a provision included in the lease agreement with the school district, staff annually conducts a market survey of ten (10) ice arenas located in surrounding communities to establish rates for the winter skating season. He explained the lease agreement allows the City to charge rates that are either 5% above the average or any amount below 5% above the average. The current rate for prime time ice is \$195 per hour and rate is proposed to increase by \$5 per hour to \$200 per hour. He noted the market analysis showed the City could have charged as much as \$206 per hour.

Mayor Tourville stated in the past a discount was given to the Inver Grove Heights Hockey Association. He explained a \$10 per hour discount was offered if the association used 800 hours or more of ice time between October 1st and March 10th of each winter season. He noted the hockey association was unable to meet the 800 hour mark and subsequently was not eligible for the discounted rate. He suggested amending the ice rate structure to offer users of 675 hours or more a \$10 per hour discount.

Mr. Carlson explained at the time the discounted rate was established it was anticipated that the hockey association would not go below the 800 hour requirement. He stated in the 2011 calendar year the hockey association purchased approximately 665 hours of ice time. He noted if the Council reduced the requirement to 675 hours it would provide the Inver Grove Heights Hockey Association with a \$10 per hour discount, but no other groups would be eligible to receive the discount.

Mayor Tourville questioned if the discount would work within the budget.

Mr. Carlson explained that lowering the 800 hour benchmark to 675 hours would result in a \$3,300 reduction in revenue.

Councilmember Madden questioned if any of the additional ice time was able to be sold to other users.

Mr. Carlson indicated that other users have purchased the ice time that the hockey association did not purchase.

Councilmember Piekarski Krech clarified that the hockey association did not receive the \$10 per hour discount in 2011 because they did not purchase at least 800 hours of ice time.

Mr. Carlson responded in the affirmative.

Councilmember Piekarski Krech questioned if the hockey association was able to function without the discount in 2011.

Jodi Royce, President of the Inver Grove Heights Hockey Association, questioned if the 675 hour requirement would be based on annual hours of ice time purchased or on ice time purchased between October 1st and March 10th.

Mr. Carlson stated it would be for ice time purchased between the established dates of October 1st and March 10th.

Tom Witham, IGHHA Ice Coordinator, commented that over the past two years the City was \$1 over the average based on the results of the market analysis, yet the rates were increased by \$5 per hour each year. He stated the hockey association absorbed an \$8 per hour increase over the past two years even though the market analysis demonstrated that the City was \$2 over the average prior to any rate increase.

Mayor Tourville questioned if reducing the number of hours required to be eligible for a discount would help the association function.

Mr. Witham & Ms. Royce responded in the affirmative.

Mayor Tourville reiterated that the rate for prime time ice would be increased to \$200 per hour and if the hockey association purchased 675 hours or more of ice time between October 1st and March 10th, they would receive a \$10 per hour discount.

Councilmember Piekarski Krech questioned if the hockey association was the group that took over operation of the concession stand.

Ms. Royce responded in the affirmative.

Councilmember Piekarski Krech questioned how much financial assistance the City provides to other groups that are Inver Grove Heights based, such as the soccer association or the swim teams.

Mr. Carlson stated he was not aware of any instances in which the City provided assistance similar to what is provided to the hockey association. He noted that the major difference is that there are no other groups that use City facilities that are paying the same hourly rates as the hockey association to use the facilities. He stated that the cost to use a City baseball or soccer field is substantially less than the cost of one hour of ice time because it costs much less to maintain and operate the outdoor facilities.

Councilmember Madden stated he would be in favor of reducing the number of hours to 675 for the hockey association, and any other user of the facility during the established time frame, to help the organization financially.

Councilmember Piekarski Krech stated the City may not be able to absorb the cost associated with the discounted rate if it affected the bottom line as much as Mr. Carlson anticipated. She opined that they had to justify the subsidy to other residents of the City because equity is an important and sensitive issue given the concessions that have been offered to the hockey association over the past several years.

Councilmember Madden stated that the improvements that have been made to the facility should also be considered.

Mayor Tourville stated he is thankful that the City has the facility and is able to offer two full sheets of ice. He opined that it is a benefit to the City to have a customer willing to purchase 675 hours of ice time.

Motion by Madden, second by Tourville, to set 2012-13 Ice Rates at the VMCC with a \$10 per hour discount offered to users of 675 hours of ice between October 1st and March 10th

Ayes: 3

Nays: 1 (Grannis) Motion carried.

S. Approve Agreement for Mechanical Engineering Services for the VMCC

There were no questions regarding the item.

Motion by Madden, second by Piekarski Krech, to approve agreement for Mechanical Engineering Services for the VMCC

Ayes: 4

Nays: 0 Motion carried.

4CC. Award Custodial Services Contract

Craig Peterson, Perfection Plus, Inc. stated his company bid on the contract. He commented that the bidding process was substantial, including a response to a 95 page request for proposal. He explained staff's recommendation was to award the contract to Common Sense, a competitor in the bidding process, despite the fact that his company submitted the lowest bid and had more years of experience in the business. He stated his company had 31 years of experience in the business, currently served approximately 80 buildings, and employed 175 workers. He discussed references from other cities including Lakeville and Northfield, and businesses such as HOM Furniture and Wells Fargo. He stated the

main distinction that was referenced in the staff recommendation was customer service. He expressed concerns regarding the overall process because he felt his company had excellent customer service and indicated in the interview that they could respond to a service need within 20 minutes. He commented that it was unclear what the recommendation was based on, given the fact that they submitted the lowest bid. He opined that money is an important factor, especially during difficult economic times. He requested that the City Council either override the staff recommendation and award the contract to Perfection Plus or, at the very least, table the item for further examination by staff and perhaps further consultation with his company.

Mr. Lynch explained that Assistant City Administrator Teppen and Parks and Recreation Director Carlson handled the process and were responsible for meeting with individual firms and checking references.

Mr. Carlson stated an RFP for a custodial services contract was issued and reviewed by the City Attorney. He explained a walk-through of the facilities was held for potential vendors, bids were received, and questionnaires were subsequently sent to bidders for further clarification on certain responses. He stated four firms were interviewed in an attempt to get to know them better and references were checked. Based upon the information provided to staff from the references and the interview process, the recommendation was to hire Common Sense because they were the firm staff felt most comfortable doing business with.

Councilmember Piekarski Krech questioned if staff was that much more comfortable with the recommended firm to justify the extra \$10,000 in cost.

Mr. Carlson responded in the affirmative.

Councilmember Piekarski Krech stated she also questioned the recommendation when she saw the disparity between the prices from Perfection Plus and Common Sense. She noted she was not happy with the recommendation to award the contract to the most expensive bidder.

Mr. Carlson clarified that Common Sense was not the most expensive bidder, nor the most expensive out of the group that was interviewed. He stated Triangle submitted the most expensive bid out of the four firms that were interviewed. He reiterated that Linn, Perfection Plus, Common Sense, and Triangle were the four firms asked to participate in the interview process.

Councilmember Piekarski Krech questioned why North American Cleaning Corporation was not interviewed when they submitted the lowest bid.

Mr. Carlson explained that the firm did not provide current references, nor did they respond in a timely fashion to the questionnaire that was sent out for additional information.

Mayor Tourville questioned if the responses received from the references were a factor in staff's decision to recommend Common Sense.

Mr. Carlson explained references were contacted for all seven (7) firms that submitted bids. He stated the feedback received from the references for Common Sense was excellent.

Councilmember Piekarski Krech asked what the feedback was from Perfection Plus' references.

Mr. Carlson stated the feedback received on Perfection Plus was also good.

Mayor Tourville questioned if there was another tangible reason for recommending the more expensive bidder, Common Sense, versus Perfection Plus.

Mr. Lynch reminded the City Council that the proposed contract was for professional services and as such the City was not required to award the contract to the lowest responsible bidder. He explained that the two staff members who will be directly responsible for the enforcement of the cleaning and maintenance of the VMCC, City Hall, and the Public Works facility are Ms. Teppen and Mr. Carlson. He stated their relationship with the contractor would be extremely important and they felt that Common Sense would provide the best customer service based on the answers that were provided during the interview process. He acknowledged that it was subjective, but noted that part of the evaluation centered on how the firms' responses were conveyed during the course of the interview.

Mayor Tourville opined that it was a fair question from any respondent to the RFP. He asked Mr. Kuntz for confirmation that when considering a professional services contract the City is not required to award the contract to the lowest bidder and can consider who will best fit the needs of the City.

Mr. Kuntz responded in the affirmative.

Mr. Peterson commented that the selection process was subjective. He stated there is something to be said for the integrity of the process because people spent a lot of time into responding to the 95 page request for proposal. He reiterated that a great deal of thought and effort went into the calculation of the numbers and he opined that the numbers should count for something in the process.

Mayor Tourville reiterated that the staff who would be responsible for working with the contractor felt that Perfection Plus would not be the best match in this instance. He agreed that the City needed to be responsible in terms of the cost and noted that the City Council would not be responsible for the day-to-day administration of the contract.

Mr. Peterson stated he was simply asking for the opportunity to further discuss the issue with the Council. He opined that if the process does not have integrity, price doesn't matter, and bidders actually reduce their price in order to better satisfy the City, it becomes frustrating for contractors who want to bid on projects to work with the City. He again alluded to his concerns regarding the subjectivity of the process and contended that he did not hear staff specifically say that Perfection Plus was a lesser company. He stated if all things were equal he did not understand how the contract could be award to a bidder that was more expensive.

Mayor Tourville clarified that staff did not say that all things were equal. He reiterated that staff, based on the responses that were provided during the interview process, felt that Common Sense would do the best job for the City.

Councilmember Madden confirmed that the contractor currently responsible for the cleaning and maintenance of the Fire Stations would not be displaced unless they choose to no longer perform the service.

Mr. Lynch responded in the affirmative. He noted that the contractor could also be replaced if they failed to perform the services according to the established standards.

Mr. Cederberg questioned if the contract involved union or non-union labor.

Mr. Carlson indicated that 2 of the 7 respondents included union labor. He explained there was not a requirement to hire a union contractor.

Mr. Cederburg questioned why it was not a requirement.

Mayor Tourville explained the City did not feel that it needed to be a requirement for this specific contract. He questioned if the best course of action may be to table the item and proceed with a vote when all five (5) council members were present. He also questioned what would happen if the motion was voted on and subsequently failed.

Mr. Kuntz explained if the motion did not pass, it could be brought up at another meeting as another agenda item.

Councilmember Piekarski Krech questioned if it would have to be considered at the next regular meeting, because Councilmember Klein would not be in attendance until the first meeting in March.

Mr. Kuntz stated that a motion to reconsider would need to be presented at the next regular Council meeting, and could only be made a member of the prevailing side. He noted that a completely separate motion could be made at any future meeting because no contract would have been let.

Motion by Madden, second by Tourville, to award Custodial Services Contract to Common Sense

Ayes: 2

Nays: 2 (Grannis, Piekarski Krech)

Motion failed.

5. PUBLIC COMMENT:

Allan Cederberg, 1162 82nd St. E., referred to the five-year Capital Improvement Plan, specifically the proposed future extension of County Road 28. He questioned why the project was not in the 2012 budget. He opined that the project should be completed to coincide with the opening of the Target store.

Mayor Tourville stated it was a county road.

Mr. Lynch reiterated that the road in question is a County road and any future extension would require a cooperative effort with Dakota County. He stated that there was an accepted preliminary design for the proposed extension. He explained that there was no contractual obligation with Target, or anyone else, to complete the east side of County Road 28 in conjunction with the development that is occurring. He noted the extension would involve the acquisition of privately held property and none of the property owners, except for one, have been talked to in the last year regarding the acquisition of their property. He further explained that the City wanted to wait to proceed with the extension until such time that there was private development on the east side that would coincide with the need for the institution of a connection and a new roadway. He added that, to date, no one had come forward with a proposal for a gravel mining operation that would be acceptable to both the City and the private property owners in order to proceed with the project.

Mr. Thureen explained that the dollar figures listed in the Capital Improvement Plan would be money that would allow the City to work with the County to negotiate with willing sellers for the acquisition of some of the private property in the area. He noted that the CIP is merely a planning document.

Mayor Tourville recapped that any future extension of County Road 28 would require a joint effort between the City, County, private property owners, and Mn/DOT. He stated the extension to the east is independent of the Argenta Hills development.

Mr. Cederberg opined that there was a stipulation in the development contract that required the developer to start digging on or before September 15, 2011. He contended that that this deadline was not met and questioned if the City would still be required to issue funds for the development if the contract was broken.

Mayor Tourville asked the City Attorney if the terms of the contract were not met.

Mr. Kuntz responded in the negative. He explained the contract was reviewed and it was determined that the developer had completed all of the required steps through February 13, 2012. He stated the completion of the requisite steps was verified and certified by the City and the first installment of funds was deposited, by the City, into the established escrow account. He noted the funds would be held in escrow until such time that the Target store is completed and opened by the dates set forth in the contract.

Mr. Cederberg opined that the dates were changed and that the resolution should have been amended.

Mr. Kuntz explained that the executed document between the two parties and the requirements therein, had not been changed since they were approved by the City Council. He stated all of the requirements outlined in the original contract were fulfilled by the contractor through February 13, 2012 and their fulfillment was verified and certified by the City. He reiterated that no amendments had been made to the original contract.

Mayor Tourville clarified that Mr. Cederberg contended that the developer did not meet the provisions of the contract and wanted the contract to be declared null and void.

Mr. Cederberg responded in the affirmative and opined that the money could be spent in other places.

Mayor Tourville directed the City Attorney to review the original contract and provide the Council with an opinion as to whether or not the contested September 15th provision was fulfilled by the developer.

Mr. Lynch noted that the money placed into escrow was from TIF District 4-1 and could not be used for any purposes other than economic development and job creation.

Mr. Cederberg asked what the status was regarding the cracks in floors of the Public Safety building and City Hall.

Mayor Tourville stated an investigation is being conducted by an independent testing firm and the results would be presented to the Council at a future meeting.

Mr. Lynch stated that a preliminary report was received and was being reviewed by staff and the City Attorney to determine its findings. He explained that meetings would be set up with the architect and with the contractor to review the report and staff would then return to Council with options for their consideration.

6. PUBLIC HEARINGS: None.

7. REGULAR AGENDA:

COMMUNITY DEVELOPMENT:

A. DAKOTA COUNTY CDA; Consider the following resolutions for property located on the 8200 block of College Trail:

- i) Resolution Approving a Final Plat of East Campus Second Addition
- ii) Resolution Approving a Conditional Use Permit for a 24 Unit Multiple Family Development
- iii) Resolution Approving a Variance from Internal Building Setbacks and Minimum Road Width
- iv) Resolution Approving a Conditional Use Permit to Exceed 25% Impervious Surface Coverage in the Shoreland Overlay District

Mr. Link stated the property was located on the north side of College Trail, east of Blaine Avenue. He stated the request included four separate parts, including a final plat and a conditional use permit for a 24 unit townhome development. He noted the property was zoned and guided for multiple family residential. He stated a third request was for a conditional use permit to exceed the 25% impervious surface requirement because the property was located within the Shoreland Overlay District. He explained that the zoning ordinance allowed a development to have up to 40% impervious surface with a conditional use permit. The fourth request was for a variance for an internal roadway to be 20 feet rather than 30 feet as required by zoning regulations, and a variance to allow two of the buildings to have a 42 foot separation whereas a 60 foot separation is required. He explained that the proposal met all setback and parking requirements and the proposed landscaping was double of what the ordinance required. He noted that the density, 8.2 units per acre, was on the low side of the range for the zoning district. He stated Planning staff recommended approval of the request and found the variance requests to be justified due to the unique nature of the terrain, which posed a number of limitations to the property. The Planning Commission held a public hearing and unanimously recommended approval of the request.

Kari Gill, Dakota County CDA, explained that the CDA proposed the development to further their mission to provide workforce housing opportunities. She stated the site was appealing for housing because of its proximity to the college and the demand for affordable housing in Inver Grove Heights. She explained that if the development was approved, the CDA would expect to begin construction in 2013 for completion in 2014. She noted the development would be constructed at one time, as one development. She explained that the CDA creates a public-private partnership for the purpose of developing workforce housing for moderate income families. The CDA acts as a general partner in such developments and is considered to the developer and the property manager upon completion of the development. She stated the CDA has constructed 19 similar developments in Dakota County, including two (2) within Inver Grove Heights. She noted that there were approximately 540 households on the waiting list for the two (2) developments located in Inver Grove Heights. The units are available to families with incomes that are below 60% of the area median income, currently \$45,300 annually for a family of three (3) or \$50,400 for a family of four (4). She stated the rent is typically determined when the development opens. She explained the goal of the program is to develop attractive, well-managed housing that is affordable to people working in modest paying jobs. She noted that the CDA conducts intensive tenant screening, including rental, credit, and criminal background checks. She stated there is always an on-site property manager available to assist the caretakers who monitor the grounds and perform maintenance. She noted that the CDA takes the property management role very seriously.

Councilmember Madden stated that the current CDA developments within the City are very well-maintained and the residents are happy with the operations and the way things are managed. He opined that the proposed location for the new development was ideal.

Councilmember Piekarski Krech stated that after the development was finished the poor condition of College Trail would need to be addressed. She questioned if there would be enough trails and connections to make the area pedestrian friendly. She commented that she felt it would be a very nice development.

Ms. Gill indicated that the CDA would dedicate property to be used for a trail.

Mayor Tourville commented that the neighborhood would likely bring up the need for a connection from College Trail to 80th Street via Blaine Avenue, and also a connection from College Trail to Cahill Avenue.

Orin Beitlich, 8451 Brewster Avenue, stated he lives in close proximity to the proposed development. He expressed concerns that the process seemed to be a bit secretive in that legally only 17 property owners were required to be notified about the proposed development. He opined that other property owners in the neighborhood would have been interested in learning more about the project. He stated it was unclear why it was an advantage for the development to be located in close proximity to the college if the development was supposed to be geared towards low income families.

Mayor Tourville stated it is an initiative throughout the metro area to address the lack of workforce housing. He clarified that the development would not be classified as low income housing, it would be affordable housing. He explained there happened to be a piece of property, near the college, that had the potential to be used for the proposed development.

Mr. Beitlich stated that it should be clarified that the income qualification of 60% of the median area income was a maximum, and the CDA guidelines provide that for a family of four (4) the preferred income target is \$42,000. He commented that the neighborhood should have been provided with a more realistic scenario of who they could expect to be living in the development. He stated it was disconcerting to hear that the CDA would allow Section 8 housing credits to be applied to the rent because Section 8 housing would not necessarily fit in with the development that already exists in the area. He explained his main concern is that property values in the area would decrease as a result of the proposed development. He commented that there is no room for expansion on College Trail, and cited the current safety issues due to a lack of a sidewalk or shoulder for pedestrians to travel on. He opined that College Trail was a dangerous road and increasing the traffic and congestion in the area would only enhance the problem if there were no plans for road improvements.

Mayor Tourville stated it would be hard to prove that all homes located near workforce housing decrease in value as a result of their proximity to the development. He opined that there could be no better property owner than the CDA for a workforce housing development because they are likely more strict in their management than the average rental property owner in the City.

Councilmember Madden admitted that he used to have similar concerns regarding workforce housing developments. He explained that his opinion changed after he visited one of the CDA developments in the City. He suggested taking a tour of the property because people would see the types of families that live in the development and how well the properties are maintained.

Mr. Beitlich contended that the major issue in this case is the close proximity to the existing housing developments in the area. He reiterated that the expansion potential of College Trail would be limited.

Mayor Tourville stated the condition of College Trail was of concern to the Council and it was placed on the schedule to be fixed.

Mr. Thureen explained that College Trail was identified for reconstruction in 2016. He noted that the City Council can make a decision to amend the schedule based on their priorities. He stated the major challenge of a project involving College Trail would be funding because of the lack of assessable property.

Mayor Tourville stated if the proposed development project was to move forward, the reconstruction of College Trail should coincide with the project.

Mr. Beitlich stated by his estimation there would not be a lot of extra room on College Trail for future improvements.

A representative from LHB Architects stated the right-of-way was 50 feet from the center line. He explained the situation along College Trail was unique because at some point the right-of-way was widened 17 feet to the north side of the site. He noted that the accommodations for future trails were provided within the right-of-way and also within the ponding that would occur on the north side of the development.

Mr. Beitlich expressed concern that there would only be one entrance/exit to the development. He opined that there seemed to be a lack of consistency in that respect from project to project.

Mayor Tourville opined that limiting the development to one entrance/exit was meant to control traffic and address the safety issue.

Mr. Beitlich questioned how emergency vehicles were supposed to maneuver in and out of the development with only one way in or out and a 20 foot wide roadway. He suggested that the CDA further constrict the eligibility requirements by only making the housing available to people that currently live in Inver Grove Heights. He opined that the City should not be inviting other cities to send Inver Grove Heights their economically challenged residents.

Mayor Tourville clarified that the program would not be administered by the City. He stated the properties the CDA currently owns within the City had been around for quite some time and were managed well.

Mr. Beitlich stated he is not in favor of putting the development in the proposed location. He suggested considering alternative sites. He reiterated his sentiment that the project would impact the property values.

Councilmember Grannis clarified that the preliminary plat had already been approved.

Mr. Link stated the item encompassed approval of both the preliminary and final plat.

Tom Hillstrom, 8425 Brewster Avenue, opined that the proposed development would contain too many units and would make the area very crowded. He questioned if there would be a way to revise the layout of the development in order to maintain the 60 foot separation between buildings that the zoning code requires. He stated the plans included a provision for a holding pond to contain runoff and suggested that the plan be revised to divert the runoff from the development to an existing holding pond across the street. He discussed the concerns regarding the speed of vehicles traveling on College Trail. He questioned if the installation of a stop sign at Blaine Avenue and College Trail could be considered to slow traffic down.

Mayor Tourville stated the feasibility of a stop sign could be studied to see if it was warranted.

Mr. Hillstrom commented on the lack of maintenance on College Trail and the impact the construction at the college has had on the condition of the road. He opined that funding, other than special assessments, should be considered for the reconstruction project.

Mayor Tourville stated the City did not have a 100% assessment policy and other funding sources would be sought. He noted the City could not assess property owners more than what the increased value of the property would be as a result of the improvement.

Mr. Hillstrom questioned if any consideration had been given to school bus safety and how children are going to safely access the school bus on College Trail. He stated school buses typically will not pick up children on College Trail. He opined that a school bus would not be able to maneuver on a 20 foot wide road.

Mayor Tourville stated the school district would adjust their bus route accordingly to ensure safety.

Jim Zentner, Chair of the Housing Committee, stated the Committee was in favor of and supportive of the proposed development. He noted the Met Council's target for the number of new affordable housing units in the City increased because the growth forecast was adjusted. He stated approval of the proposed development project would be a positive step towards meeting the established goal for the City.

Mayor Tourville questioned if it was a City requirement to hold the storm water on the property.

Mr. Thureen explained the development would meet the City's established standards for water quality treatment and metering the flow of water from the site.

Mayor Tourville asked if the development would work with only three buildings.

Ms. Gill stated the site was fairly narrow and they would not be able to meet the setback requirements if they had to build wider buildings and spread the units farther apart. She noted the ideal number of units per building was six (6).

The architect for the project stated when the site plan was developed they looked at a variety of options for the number of units per building. He explained one of the challenges on the site because of the terrain was the placement of the accessible unit and the tot lot. He stated the standards for separation between buildings vary from municipality to municipality. He noted Inver Grove Heights had broader requirements than most. He reiterated that they typically try to limit the number units per building to no more than six (6) because beyond that the buildings become too large.

Mayor Tourville suggested that staff have discussion with the school district regarding school bus routes prior to the road and access point to the development being built.

Motion by Piekarski Krech, second by Grannis, to adopt Resolution No. 12-18 approving a Final Plat of East Campus Second Addition, Resolution No. 12-19 approving a Conditional Use Permit for a 24 Unit Multiple Family Development, Resolution No. 12-20 approving a Variance from Internal Building Setbacks and Minimum Road Width, and Resolution No. 12-21 approving a Conditional Use Permit to Exceed 25% Impervious Surface Coverage in the Shoreland Overlay District

Ayes: 4

Nays: 0 Motion carried.

Mayor Tourville directed Mr. Thureen bring back an amendment to the street reconstruction schedule to move College Trail up on the list to coincide with the completion of the development. He stated he was extremely concerned with the safety on College Trail.

The City Council took a five minute break.

B. DAVID WHEATON; Consider a Resolution relating to a Vacation of all of the Streets Right-of-Way within the Plat of Dorr's Third Inver Grove Addition

Mr. Link reviewed the location of the property. He explained that Macalester College was in negotiations with Dakota County to establish a conservation easement over a large portion of their property. He noted the conservation easement would be permanent and would preserve the open space and natural area on the property. He stated the plat was originally approved in 1880 and it remains unimproved. He explained the request is to take the street right-of-way, owned by the City, and vacate it thereby allowing the property to remain as open space and natural area. Both the Planning staff and the Planning Commission recommended approval of the vacation. He explained the issue surrounds the conditions attached to the approval of the vacation. He stated conditions number 1 and 2 related to the drainage easement that would be taken by the City over the northern part of the Macalester College property. He explained a stormwater study was conducted approximately ten (10) years ago on a couple of ponds along Inver Grove Trail and Cahill Avenue, and a potential need was identified for stormwater improvements downstream in case of problems with the ponds on Cahill Avenue and Inver Grove Trail. The City has proposed an easement for stormwater purposes over part of the Macalester property in case access was ever needed. He stated both staff and the Planning Commission agreed on conditions 1 and 2, and the difference between the two recommendations centered on conditions 3 and 4. He explained condition 3, as recommended by staff, would provide for an agreement between the City and Macalester College to grant access to the stormwater easements. The Planning Commission recommendation removed the language regarding the access agreement and simply left it as a condition of vacation that both parties would work together to provide access to the stormwater easements at such time that access is necessary. He stated condition 4, as recommended by staff, provided for the payment of costs associated

with the preparation of the legal documents by the applicant. The Planning Commission recommended that condition 4 be eliminated and that the City bear the responsibility of the costs associated with the preparation of legal documents. He noted that a minor wording change was also suggested on page two (2) of the resolution, in the “now therefore” paragraph. The City Attorney suggested amendment was to include the phrase “contingent to and subject to the following conditions”.

Councilmember Madden stated he did not see why the City should pay the cost of the preparation of legal documents when the vacation is for the benefit of the college. He opined that the Planning Commission’s suggested language for condition 3 was too vague and his preference would be to use staff’s suggested version of the condition.

Mr. Link stated the Planning Commission felt that the stormwater easements were really for the benefit of the City and the City should therefore bear the costs. Staff felt that the vacation was being approved for the benefit of the college, therefore they should bear the costs for the preparation of legal documents.

David Wheaton, Macalester College, clarified that the drainage easement and the street vacation are independent of one another. He explained the conservation easement would allow them to preserve the land with the county. He stated from the college’s perspective what has been most disconcerting is delaying the street vacation for agreements on which there has been no discussion between the two parties. He explained the college was reluctant to put forth language which states they will agree to something because it is not clear what they would be agreeing to. He stated there have been no discussions regarding the terms of any agreement or what it would take to construct the easement in the future. He noted they proposed the language to allow the details regarding the easement to be worked out at such time that it is necessary in order to move forward with the vacation.

Mayor Tourville questioned if a decision needed to be made right away.

Mr. Link stated the 120 days expired on February 14th, so the Council would have to take action at the meeting or the applicant would have to request an extension.

Councilmember Madden stated he did not want to approve anything until the drainage easement is granted.

Mr. Wheaton explained the funding available for the conservation easement would terminate on June 30th. He noted there was still a great deal of work that needed to be completed prior to that deadline and the college did not want to risk losing the funding.

Mayor Tourville stated it seemed as though both party were ready to act and more discussion was needed.

Mr. Wheaton indicated that the college would be willing to meet for discussions with staff in order to understand what was being requested and determine whether or not they wished to proceed.

Mr. Thureen stated public works staff would be available to meet whenever the parties can get together. He noted they also needed to understand what is being requested by all parties.

Councilmember Madden asked if staff knows where the easement needs to be located.

Mr. Thureen explained that at this point in the process staff is relying on the information that resulted from the study that was conducted in 2000 by Barr Engineering. He stated the study was done to address some issues with high water levels in some basins, and the recommended alternative was presented. He explained acquisition of the easement would allow the City the flexibility to construct the system if it is needed in the future.

Mayor Tourville suggested that both parties meet for discussion and come back to the Council sometime in March or April.

Councilmember Madden reiterated that he would not approve the vacation if the easement was not granted.

Al Singer, Dakota County Land Conservation Manager, clarified that the County did not need to have the streets vacated. He stated they could move forward with the conservation easement and except out the

street vacation. He noted that a drainage easement or an access road would not typically be allowed in a conservation easement because they are contrary to its purpose. He explained they have been working in good faith to try and accommodate the City by recognizing the need to protect their future options. He stated that is the main reason that the college and the county have been agreeable to putting the drainage easement in locations A and B as indicated in the Planning Commission's report. He explained the issue is not being able to have the definitive answers and information needed for a legal document because of the uncertainty regarding the timing of when, where, and what would be needed. He reiterated that the time that is available to work out all of the unknown factors is problematic given the expiration of the state funding that is available for the conservation easement. He stated there was still a lot of work that needed to be completed. He noted that the City did not see a public need for maintaining the streets that would be vacated, and the drainage easement would provide no benefit to the college or the county. He explained they envisioned incorporating the street vacation into the conservation easement, recording the drainage easement so the conservation easement could be established, and excepting out a portion of a potential corridor along the railroad so there would be no conflict if and when the City built in the future. He stated they should be able to move forward with the conservation easement and the street vacation given that the City is not even certain that something would be needed in the future.

Mayor Tourville stated the City would not jeopardize the county's timeline for the funding of the conservation easement. He suggested that further discussion was needed between both parties.

Councilmember Piekarski Krech clarified that the City is looking at a drainage easement going through the conservation easement because there is a need to move water from other parts of the City down to the river.

Mr. Thureen stated it was an identified route to deal with the drainage from specific areas within the watershed. He noted they are dealing with a landlocked system that is currently undeveloped, so staff is not sure how it will respond after it is developed.

Councilmember Grannis questioned why staff felt the applicant should pay the costs for the preparation of legal documents if the drainage easement would be for the benefit of the City.

Mr. Link explained staff felt there was a benefit to the applicant because they would be receiving approval of the vacation.

Councilmember Grannis stated vacations are routinely granted by the City. He opined that the applicant should not have to pay for the costs associated with the preparation of legal documents for the drainage easement if the benefit is primarily to the City.

Mr. Lynch explained that he indicated to Mr. Singer, through an exchange of emails, that there should be no cost to the City to do this and Mr. Singer indicated there would be no cost to the City.

Mr. Singer responded that he agreed that there would be no cost to the City for the conveyance of a one acre piece of property from the City to the County. He stated the discussion did not pertain to the street vacation or the drainage easement.

Mr. Lynch stated he respectfully disagreed with Mr. Singer and reiterated that he said there should be no cost to the City for everything that was involved.

Councilmember Madden reiterated that he would not support the vacation if the City had to pay the costs associated with the drainage easement.

Mr. Wheaton stated the college's position that they would not pay for the City's drainage easement.

Councilmember Grannis stated it would benefit the City to pay for the costs associated with obtaining drainage easement.

Councilmember Madden stated the drainage easement was not needed at this time and he would not support paying for it.

Mayor Tourville suggested that the item be tabled for further discussion and brought back to the Council at the first meeting in March.

Mr. Link stated the applicant would need to agree to extend the deadline, and the item would be brought back on March 12th.

Mr. Wheaton indicated that the college would agree to extend the deadline and participate in further discussions with staff.

Mr. Cederberg suggested that the Environmental Commission provide input on the conservation easement.

Mayor Tourville stated he would not be opposed to bringing the issue to the Environmental Commission for discussion.

Motion by Piekarski Krech, second by Grannis, to table the item to March 12, 2012.

Ayes: 4

Nays: 0 Motion carried.

C. CITY OF INVER GROVE HEIGHTS; Consider the following actions:

- i) Resolution Approving a Purchase Agreement with the City of Inver Grove Heights Economic Development Authority relating to the Sale of Excess Property Owned by the City on a portion of the Inver Wood Golf Course Property
- ii) Resolution Providing for the Defeasance, Prepayment and Redemption of the Outstanding Golf Course Gross Revenue Refunding Bonds, Series 2003A, of the City and Authorizing Execution of an Escrow Agreement

Mr. Link explained the item being considered is the sale of excess golf course property to the Inver Grove Heights Economic Development Authority. He stated the item had been discussed several times over the past few months. The first property was located on the corner of 70th Street and Babcock Trail and was approximately four (4) acres in size. The second property was located on the south side of 70th Street, west of the golf course parking lot, and was approximately 11 acres in size. He noted that neither property was currently being used by the golf course and were not necessary for golf course operations. He stated the EDA unanimously approved the creation of two economic development districts to allow for the acquisition of the properties, and they also approved the purchase agreement with the condition that there be two revisions made to the revenue bond. He noted the suggested modifications were made and approved by the city's bond counsel.

Mr. Lynch explained there are bonds outstanding, principal and interest, that need to be made for payment of debt that was issued for the purchase and construction of the golf course. He stated there was a principal payment of \$395,000 due on December 1, 2012, \$415,000 due on December 1, 2013, and \$425,000 due on December 1, 2014. He noted interest payments were also due on June 1, 2012, December 1, 2012, June 1, 2013, December 1, 2013, June 1, 2014, and December 1, 2014. He stated the action that is proposed is to take \$1 million from the Host Community Fund and a remaining balance of approximately \$305,000 to purchase an investment device that would make payments and thereby allow the City to avoid paying the interest due in 2013 and 2014 by defeasing the bonds as of December 1, 2012. He explained one of the ongoing challenges of the golf course operation has been to generate enough revenue to pay both operational expenses and debt service obligations. He stated the intent is to have the EDA gain an asset that can be sold in the future for economic development. The advantages are that the EDA can enter into a partnership for development if it chooses, spur economic development in the area, and the City is able to get out of the debt service cost for the golf course and begin to break even in terms of budget.

Councilmember Madden reiterated that the Council had been working on the item for quite some time.

Mayor Tourville commented on the findings of the operational audit that was conducted and stated one of the findings was that the golf course was a tremendous asset to the City. He noted it was also specified that the course was generating enough revenue to cover the operational expenses and part of the debt service obligation, but not 100% of the debt. He stated the audit provided the opinion that the City should retain the asset.

Councilmember Grannis pointed out that the audit also stated that most golf courses put a down payment on the original land costs and the City did not do that, 100% of the debt was financed. He opined that in essence the proposed transaction would be the down payment that was never made in the beginning.

Mr. Cederberg questioned why there was a discrepancy between the amount of the bonds and the amount being requested.

Councilmember Piekarski Krech stated the additional money being requested was to cover the other costs associated with redoing the bond schedule.

Mr. Cederberg questioned who authorized the expenditures to hire an attorney to submit an opinion on the transaction.

Mr. Lynch explained that Steve Bubul, the City's bond counsel, wrote both of the letters of opinion that were included with the agenda item at his request. He stated Mr. Bubul was involved with the original transaction for the golf course, and he has offered his opinion as bond counsel that the City and the Economic Development Authority have the authority and the financial wherewithal to move forward with both transactions.

Mr. Cederberg questioned why the City could not sell the land without the EDA.

Councilmember Grannis stated it was determined that the EDA was better suited to deal with the sale of the property.

Mayor Tourville explained that the City would eliminate the need to pay the debt service for the golf course and take advantage of an opportunity for the EDA to potentially sell the property.

Motion by Grannis, second by Madden, to adopt Resolution No. 12-22 approving a Purchase Agreement with the City of Inver Grove Heights Economic Development Authority relating to the Sale of Excess Property Owned by the City on a portion of the Inver Wood Golf Course Property and Resolution No. 12-23 providing for the Defeasance, Prepayment and Redemption of the Outstanding Golf Course Gross Revenue Refunding Bonds, Series 2003A, of the City and Authorizing Execution of an Escrow Agreement

Ayes: 4

Nays: 0 Motion carried.

PUBLIC WORKS:

D. CITY OF INVER GROVE HEIGHTS; Consider Third Reading of an Ordinance Amending Inver Grove Heights City Code Title 9, Chapter 4 regarding Excavation and Fills

Mr. Thureen stated staff recommended tabling the item to further examine some language.

Motion by Madden, second by Piekarski Krech, to table the third reading of an Ordinance amending Inver Grove Heights City Code Title 9, Chapter 4 regarding Excavation and Fills

Ayes: 4

Nays: 0 Motion carried.

ADMINISTRATION:

E. CITY OF INVER GROVE HEIGHTS; Consider Third Reading of an Ordinance Amending City Code Title 4, Chapter 2 regarding License Provisions for Pawnbrokers and Precious Metal Dealers and Title 1, Chapter 10 and Title 3, Chapter 2 Eliminating Licenses for Secondhand Goods Dealers

Ms. Teppen explained at the last meeting Council directed staff to amend the hours of operation on Sunday to 11 a.m. to 10 p.m. She noted no other changes were made to the ordinance.

Motion by Madden, second by Grannis, to adopt Ordinance 1251 Amending City Code Title 4, Chapter 2 regarding License Provisions for Pawnbrokers and Precious Metal Dealers and Title 1, Chapter 10 and Title 3, Chapter 2 Eliminating Licenses for Secondhand Goods Dealers

Ayes: 4

Nays: 0 Motion carried.

F. CITY OF INVER GROVE HEIGHTS; Consider Resolution Amending 2012 Fee Schedule to Include a Charge for Pawn Transactions

Ms. Teppen explained the fee schedule needed to be amended to include the transaction fee for each pawnbroker transaction. She noted proposed fee was \$1.60 per transaction.

Motion by Madden, second by Grannis, to adopt Resolution No. 12-24 Amending the 2012 Fee Schedule to Include a Charge for Pawn Transactions

Ayes: 4

Nays: 0 Motion carried.

G. CITY OF INVER GROVE HEIGHTS; Consider Policy for Public Art Display at City Hall

Ms. Teppen stated the policy would allow for the display of public art along the concourse and in several conference rooms at City Hall.

Councilmember Madden confirmed it would be family friendly art and it would be reviewed by staff to determine that it was acceptable for display.

Ms. Teppen explained they would ask local artists to display their pieces at City. The art would rotate on a monthly basis depending on how many artists were participating at any given time. She noted the artist would be responsible for hanging and removing their art.

Mayor Tourville suggested that city staff be involved in the hanging and removal to avoid damage being done to the walls.

Councilmember Madden clarified that an agreement would be signed by the artist regarding liability for any damage that is incurred while the art is on display at City Hall.

Ms. Teppen noted that staff is looking into a hanging system that would not put holes in the walls.

Mayor Tourville asked if personal information about the artist would be displayed.

Ms. Teppen explained artists would have the opportunity to supply an information tag that would be displayed with their piece.

Councilmember Grannis stated he was willing to try the program and see how it goes.

H. CITY OF INVER GROVE HEIGHTS; Consider Appointment of Finance Director

Mr. Lynch stated the City is currently without a Finance Director or an Assistant Finance Director. He explained a process was recently completed in which the City received 25 applications for the position of Finance Director. He stated eleven individuals were brought in for individual interviews with himself and the Assistant City Administrator. That group was narrowed down to four individuals who participated in a day long process involving group interviews with finance staff and department heads. Two individuals were recommended for a final interview and, based on feedback received from City staff who participated in the process; another individual was also brought in for a final interview. He recommended appointing Kristi Smith to the position of Finance Director. He stated she had been the Finance Director in Isanti for the past three (3) years, was a CPA, and was also a certified fraud examiner.

Mr. Cederberg questioned why the rate of pay was not equivalent to what the City paid the consultants who were hired to fill the absence until a new finance director was appointed.

Mayor Tourville responded the starting salary did not include the benefits package. He noted that consultants' fees do not include benefits.

Mr. Lynch stated her official start date would be March 26th and she would be introduced to the City Council shortly thereafter.

Motion by Grannis, second by Madden, to appoint Kristi Smith to the Position of Finance Director

Ayes: 4

Nays: 0 Motion carried.

8. MAYOR AND COUNCIL COMMENTS:

Motion by Piekarski Krech, second by Grannis, to schedule a special meeting with Independent School District #199 on February 23, 2012 at 7:00 p.m. in the City Council Chambers at City Hall

Ayes: 4

Nays: 0 Motion carried.

Councilmember Grannis stated he received another complaint regarding the fee charged for a water softener installation inspection.

Councilmember Madden agreed the fee was outrageous.

Mayor Tourville stated staff was working on information to bring to the Council at a future meeting.

9. ADJOURN: Motion by Piekarski Krech, second by Grannis, to adjourn. The meeting was adjourned by a unanimous vote at 10:45 p.m.